
REAPPRAISAL RESERVE

PROGRAM DESCRIPTION

State law established the Reappraisal Reserve Fund to finance the revaluation of real property in Durham County. The County must revalue all real property a minimum of eight- (8) years, but may conduct countywide appraisals more often. Each year the County appropriates approximately one eighth (1/8) of the estimated cost of the revaluation to this reserve as required by law.

The revaluation in 1985 was performed under contract with a specialty firm. In December 1989, the Board of County Commissioners approved a major reorganization of the Tax Assessor's office with the goal of conducting an in-house revaluation in 1993. The revaluation was effective January 1, 1993 reflecting market value for all real property in Durham County. The tax rates in FY 1993-94 reflected the new values.

The most recent County revaluation was conducted during the 2000-01 fiscal year. Fiscal year 2001-02 felt the effects of this revaluation in the tax rate established by the Board of County Commissioners. While the County tax rate dropped significantly, it was offset by the increased value of the property being taxed, effectively bringing the County the same amount of revenue as the pre-revaluation tax rate. Tax increases or decreases occur after the tax rate has been lowered.